

TRANSFER  
TAX  
PAID

Doc # 2004008734  
Book 7881 Page 0212

44-143

## QUITCLAIM DEED

**Carroll Perkins Associates**, also known as Carroll Perkins Associates, Inc., a Maine corporation with its principal place of business in Waterville, County of Kennebec, State of Maine, for consideration paid, grant to **Gregg S. Perkins**, of Fairfield, County of Somerset, State of Maine, whose mailing address is 9 Valley Farms Road, Fairfield, ME 04937, with quitclaim covenant, the land in the City of Waterville, County of Kennebec and State of Maine, as follows, to wit:

A certain lot or parcel of land situate in Waterville, Kennebec County, State of Maine, said parcel being a corner lot bounded southwesterly by the northeasterly right of way line of Western Avenue, so-called, and bounded southeasterly by the northwesterly right of way line of Silver Street, so-called, and more particularly bounded and described as follows:

Beginning at an iron pin set in the northwesterly right of way line of said Silver Street, said iron pin marking the most southerly corner of a triangular parcel of land conveyed by Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard to Bernard McCaslin, et al. by deed recorded in the Kennebec County Registry of Deeds in Book 3009, Page 176; thence South 58° 56' 38" West along the northwesterly right of way line of said Silver Street a distance of 124.56 feet to an iron pin set at the intersection of said right of way line with the northeasterly right of way line of Western Avenue; thence North 28° 18' 58" West along the northeasterly right of way line of said Western Avenue a distance of 120 feet to an iron pin; thence North 50° 33' 3" East a distance of 128 feet to an iron pin; thence South 27° 49' 47" East along the southwesterly line of land of Bernard L. McCaslin et al., a distance of 138.77 feet to the iron pin at the point of beginning.

Excepting and reserving to Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard, their heirs and assigns forever, the exclusive right to use and occupy the following described portion of the above parcel:

Beginning at the northwesterly corner of the premises above conveyed; thence North 50° 33' 3" East a distance of 128 feet to an iron pin; thence South 27° 29' 47" East a distance of 48.32 feet to an iron pin; thence South 57° 4' 48" West following the centerline of the vertical section of a concrete retaining wall a distance of 125.59 feet to an iron pin set on the easterly line of Western Avenue; thence North 28° 18' 58" West a distance of 33.68 feet to the iron pin at the point of beginning.

Normal maintenance and repair of said retaining wall shall be the equal responsibility of the parties hereto, their successors, personal representatives, and assigns.

44-143

This property is subject to a mortgage from Thomas J. Nale et al. to Peoples Heritage Bank dated December 10, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5814, Page 235.

BEING the same premises acquired by Carroll Perkins Associates, Inc. by Quitclaim Deed from Francois Rodrigue a/k/a Francis Rodrigue and Gloria Rodrigue dated April 2, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7352, Page 233.

IN WITNESS WHEREOF, Carroll Perkins Associates, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Gregg S. Perkins, its President thereunto duly authorized this 29<sup>th</sup> day of ~~February~~ March, 2004.

Signed, Sealed and Delivered  
in the presence of

Carroll Perkins Associates  
a/k/a Carroll Perkins Associates, Inc.

Lois M. DeRaps  
Witness

By: [Signature]  
Gregg S. Perkins  
Its: President

STATE OF MAINE  
County of Kennebec, ss.

Personally appeared before me on this 29<sup>th</sup> day of March, 2004, the above-named Gregg S. Perkins, President of said corporation as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his capacity, and the free act and deed of said corporation.

Before me,

Lois M. DeRaps  
Notary Public Lois M. DeRaps

my commission expires  
Feb 29nd - 2007

Received Kennebec SS.  
03/31/2004 9:24AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS